

## Finney

Finney is generally bounded by the Ford Freeway (I-94) to the north, Mack to the south, Moross to the east, and Alter to the west.

Since 1990, the area has experienced a small population increase. Finney contains one third of all the youths in the cluster. Vacant housing units and vacant land are far below the citywide average. A large percentage of the homes are owner occupied. The area also has a high percentage of high school graduates.

### □ Neighborhoods and Housing

**Issues:** As a whole, Finney exhibits some of the strongest housing conditions in the city. The overall uniformity of housing units contributes to the image of the neighborhood as a distinct community. However, the area southeast of Warren and Alter exhibits signs of deterioration.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Encourage the use of code enforcement as a tool to maintain neighborhoods.

#### **GOAL 2: Revitalize neighborhoods with poor housing conditions**

**Policy 2.1:** Promote targeted infill and rehabilitation in the area southeast of Warren and Alter.

### □ Retail and Local Services

**Issues:** Retail establishments are mainly located along the major east-west corridors: Warren, Mack and Harper. Although retail areas are generally in good condition, signs of disinvestment exist, particularly in the western portion of the area

#### **GOAL 3: Increase the vitality of neighborhood commercial areas**

**Policy 3.1:** Target Warren, Mack and Harper with business improvement and retention programs, with an emphasis on the Warren and Outer Drive intersection as a commercial node.

□ **Parks, Recreation and Open Space**

**Issues:** Although Balduck Park is large, it is situated at the eastern end of the cluster. There is a lack of available recreation space in the remainder of the area. Chandler Park lies west of the area.

**GOAL 4: Increase open space and recreational opportunities**

**Policy 4.1:** Develop underutilized recreation space to support programmed activities such as team sports.

**GOAL 5: Increased access to open space and recreational areas**

**Policy 5.1:** Develop greenways connecting residents to area parks and neighborhoods, emphasizing connections to and from Chandler and Balduck Parks.

## 2000 Census - Demographic Profile

Neighborhood **Finney**

## Total Population

**32,232**

1990 Population

31,196

1990 to 2000 Change

1,036

Percent Change

3.32%

## Race

White Only

7,928

24.60%

Black or African American  
Only

23,275

72.21%

American Indian and Alaska  
Native Only

59

0.18%

Asian Only

207

0.64%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

155

0.48%

Two or More Races

608

1.89%

## Hispanic Origin

Hispanic Origin (Any Race)

460

1.43%

1990 Hispanic Origin

345

1990 to 2000 Change

115

Percent Change

33.33%

## Gender

Male

15,168

47.06%

Female

17,064

52.94%

## Educational Attainment

Population 25 or older

18,877

58.57%

HS Graduate or Higher

15,298

81.04%

Assoc. Degree or Higher

4,793

25.39%

## Age

Youth Population  
(Under 18 Years Old)

10,621

32.95%

1990 Youth Population

9,120

1990 to 2000 Change

1,501

Percent Change

16.46%

0 to 4 Years Old

2,510

7.79%

5 to 10 Years Old

3,898

12.09%

11 to 13 Years Old

1,893

5.87%

14 to 17 Years Old

2,320

7.20%

18 to 24 Years Old

2,734

8.48%

25 to 44 Years Old

10,419

32.33%

45 to 64 Years Old

5,841

18.12%

65 Years Old and Older

2,617

8.12%

## Households

Households

11,064

Average Household Size

2.87

Population in Group Quarters

438

1.36%

Population in Households

31,794

Family Households

7,585

68.56%

Married Couple Family

4,062

53.55%

Female Householder Family

2,933

38.67%

One Person Households

2,874

25.98%

## Housing Units

Housing Units

11,833

1990 Housing Units

11,985

1990 to 2000 Change

-152

Percent Change

-1.27%

Vacant Housing Units

777

6.57%

Occupied Housing Units

11,056

93.43%

Owner Occupied

8,007

72.42%

Renter Occupied

3,049

27.58%

## Housing Value

Owner Occupied Units

7,297

Less Than \$15,000

65

0.89%

\$15,000 to \$29,999

341

4.67%

\$30,000 to \$49,999

613

8.40%

\$50,000 to \$69,999

1,173

16.08%

\$70,000 to \$99,999

2,501

34.27%

\$100,000 to \$199,999

2,551

34.96%

\$200,000 or More

53

0.73%

## Household Income

Less Than \$10,000

1,105

9.99%

\$10,000 to \$14,999

634

5.73%

\$15,000 to \$24,999

1,300

11.75%

\$25,000 to \$34,999

1,440

13.02%

\$35,000 to \$49,999

1,951

17.63%

\$50,000 to \$74,999

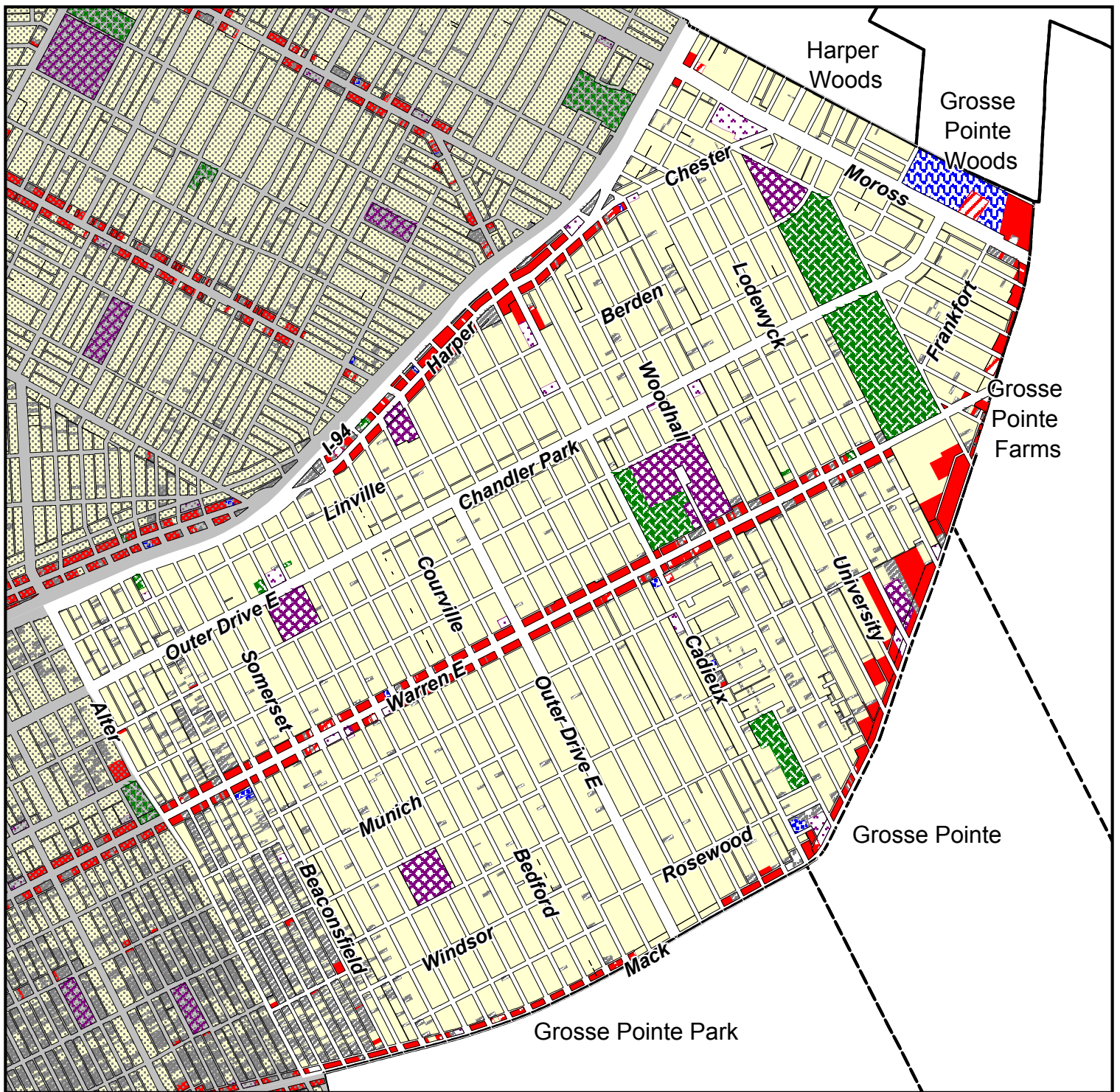
2,048

18.51%

\$75,000 or More

2,586

23.37%



Map 3-4A

City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 3 Finney



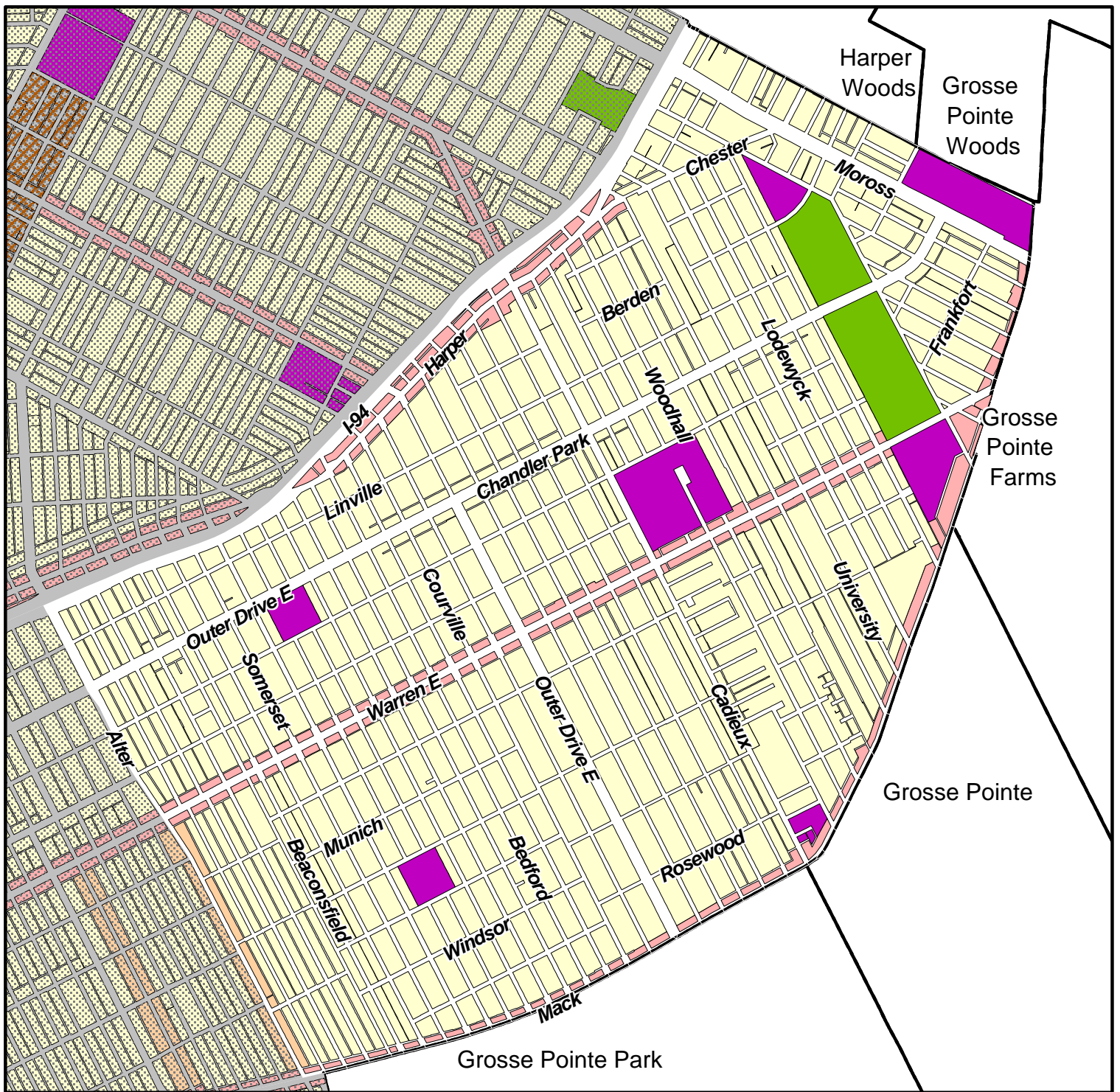
#### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).







Map 3-4B

City of Detroit  
Master Plan of  
Policies

### Neighborhood Cluster 3 Finney



#### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

